



The Chambers, Penryn Street, Redruth, Cornwall TR15 2SP

Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

**Town Mayor: Cllr Ms D L Reeve**

**Town Clerk: P B Bennett**

See Distribution

*Our Reference:*  
RTC/420/3/Mtg  
*Date:*  
8<sup>th</sup> January 2020

Dear Councillor

**Meeting of the Planning Committee – Tuesday 14<sup>th</sup> January 2020**

You are summoned to attend a meeting of the Redruth Town Council Planning Committee to be held in the Council Chamber, 1st Floor, The Chambers, Penryn Street on Tuesday 14<sup>th</sup> January 2020, commencing at 7pm.

The Agenda and associated papers are enclosed for your reference and information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'PB', with a long horizontal line extending to the right.

Peter Bennett  
Town Clerk

**Enclosure:**

1. Agenda and associated documentation

**Distribution:**

Cllr H Biscoe  
Cllr Mrs A Biscoe  
Cllr M Brown  
Cllr Mrs B Ellenbroek  
Cllr Ms C Page  
Cllr Ms D Reeve  
Cllr J Tregunna

**For Information:**

All other Councillors  
Cornwall Council Members  
Press & Public

**REDRUTH TOWN COUNCIL**  
**PLANNING COMMITTEE MEETING – Tuesday 14<sup>th</sup> January 2020**

**AGENDA**

**PART I – PUBLIC SESSION**

1. To receive apologies for absence
2. Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda
3. *To suspend Standing Orders to allow the public to speak*
4. To allow the public to put questions to the Council on any matters relating to this Agenda
5. *To reinstate Standing Orders*
6. To consider the planning applications [See Planning Schedule attached]
7. To confirm minutes of the following meeting:
  - 7.1 Meeting of the Planning Committee held on 9<sup>th</sup> December 2019
8. Town Clerk's Report
9. To receive correspondence:
  - 9.1 Decision Notice Schedule
  - 9.2 Enforcement Notice Schedule
  - 9.3 Licensed Premises Schedule
  - 9.4 Cornwall Council – Neighbourhood Planning E-Bulletin, December 2019

# REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Tuesday 14<sup>th</sup> January 2020

## LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA19/ unless otherwise stated)	Details	Ward	Reply
1	09746	Barn Adj. St Aubyn Farm, St Aubyn, Trefula  Proposed conversion and extension of existing redundant former agricultural barn to form a single dwelling unit, construction of a detached double domestic garage with garden store, installation of a packaged sewage treatment plant and formation of two new vehicle accesses  For Mr and Mrs J Langley	Central	Supported
2	09911	Claremont Vean, Penders Lane  Application for reserved matters (landscaping) following outline approval – PA17/03484 for outline planning with some matters reserved: demolition of dwelling and construction of five detached houses  For Mr Remo Mancini	North	Supported
3	09981	Wheal Plenty Farm, Sinns Common  Proposed two storey extension to form an annexe and replacement conservatory to the main farmhouse  For Mr S Tregoning	North	Supported
4	10324	Trejarnah, Trengweath Lane  Proposed single storey bedroom and ensuite extension  For Mr Josh Gilbert	South	Supported
5	10430	Derelict Dwelling, Old Portreath Road  Reinstatement of former mine workers cottage  For Mr Richard Ward	North	Supported

6	10431	<p>The Cornwall Centre, Alma Place</p> <p>Alterations to internal layout, installation of roof lights within existing flat roof and new foul drainage connection into existing cast iron downpipe</p> <p>For Mr A Webb, Redruth Town Council</p>	North	No Comment
7	10449	<p>Wheal Prussia Dry, Wheal Prussia, Treleigh</p> <p>Replacement dwelling</p> <p>For Mrs Judith Curnow</p>	North	Supported
8	10473	<p>1 Treskerby</p> <p>Single storey rear extension</p> <p>For Mr &amp; Mrs C Wills</p>	Central	Supported
9	10509	<p>Cornerways, 4 Albany Court</p> <p>Modification of existing garage and internal modifications</p> <p>For Lesley Hailey</p>	South	Supported
10	10691	<p>3 Langarth Court</p> <p>Various tree works</p> <p>For Mr Lester Jacka</p>	South	Supported
11	10910	<p>Land Adjacent to West of Manor House Boarding Kennels, Wheal Harmony</p> <p>Non-material amendment in relation to decision notice PA18/00807: rearrangement of car parking; omission of 3no. parking spaces; change to landscaping and creation of external storage area in respect of PA18/00807 (Reserved matters application following outline approval PA12/10103 dated 8<sup>th</sup> March 2013 (Appearance, Landscaping, Layout &amp; Scale))</p> <p>For Robin Gulliford, Cathedral Builders</p>	North	Supported
12	10952	<p>Forthnoweth</p> <p>Application for tree works subject to a Tree Preservation Order: various pruning works, some tree felling and replanting for safety reasons</p> <p>For Cornwall Council</p>	North	Supported
13	10953	<p>Forthnoweth</p> <p>Application for tree works subject to a Tree Preservation Order: some minor pruning works, removing two lowest branches on TF37</p> <p>For Cornwall Council</p>	North	Supported

## LIST 2

<b>Ser No</b>	<b>Planning App No (All PA19/ unless otherwise stated)</b>	<b>Details</b>	<b>Ward</b>	<b>Reply</b>
14	10658 (Cllrs Biscoe & Tregunna)	Land and Buildings South of Old Portreath Road  Proposed construction of two dwellings following demolition of existing barns  For Mr C Simmons	North	



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**Town Mayor: Cllr Ms D L Reeve**

**Town Clerk: P B Bennett**

Minutes of a Meeting of the Redruth Town Council Planning Committee held in the Council Chamber, The Chambers, Penryn Street, Redruth, on Monday 9<sup>th</sup> December 2019

Present: Cllr H Biscoe Chairman  
Cllr Mrs A Biscoe  
Cllr M Brown  
Cllr Mrs B Ellenbroek  
Cllr Ms C Page  
Cllr Ms D Reeve

In attendance: Ms A Hunt Administrator  
Cllr I Thomas  
Mr Vaughan-Birch Local Resident

PART I – PUBLIC SESSION

**1343.1 To receive apologies for absence**

Cllr Tregunna (unwell)

**1343.2 Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda**

None were declared.

**1343.3 To suspend Standing Orders to allow the public to speak**

**1343.3.1 Unanimously RESOLVED to suspend Standing Orders to allow the public to speak [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Biscoe].**

**1343.4 To allow the public to put questions to the Council on any matters relating to this Agenda**

Mr Vaughan-Birch spoke in relation to PA19/02080. He expressed concerns that the existing social unrest in Alma Place, which the Police and other parties had been working to tackle, would be exacerbated by the addition of a house in multiple occupation which would effectively double the residential population of the road overnight. Mr Vaughan-Birch also suggested that the revised plans were unclear, he had not been informed by Cornwall Council, the location was opposite an existing project housing vulnerable young adults and the proposed accommodation was very small. He argued that Alma Place was the 'front door' of the town and in conservation and regeneration areas, and thus an inappropriate location for this type of facility. Mr Vaughan-Birch advised Councillors of the arguments he would raise before the Cornwall Council Planning Committee. Cllr Ms Reeve stated that she had spoken to the Planning Officer, who had advised that there were no objections he could raise from a planning perspective. Cllr Barnes was unable to attend the meeting, but could write another letter and lobby the Planning Committee. Cllr Ms Reeve suggested that Town Councillors could also lobby the Planning Committee. She

stated that the number of rooms had now been reduced to twelve, but that the consent to convert the property into seven residential flats had been granted under permitted development and the Town Council had therefore not been consulted. The Clerk had obtained the register of licensed houses in multiple occupation, but there were concerns that this did not represent the reality and acknowledged that there was a huge problem with unregistered HMOs. Cllr Mrs Ellenbroek asked those present to report any property they suspected was an unlicensed HMO to Cornwall Council.

**1343.5 To reinstate Standing Orders**

Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Biscoe].

**1343.6 To consider the planning applications**

1343.6.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

**1343.7 To confirm the Minutes of the following meetings:**

1343.7.1 *Meeting of the Planning Committee held on 11<sup>th</sup> November 2019:*

Unanimously RESOLVED that the Minutes of the Planning Committee held on 11<sup>th</sup> November 2019 be accepted as true and accurate records of the proceedings. [Proposed Cllr Brown; Seconded Cllr Ms Page]

1343.7.2 *Interim Meeting of the Planning Committee held on 25<sup>th</sup> November 2019*

RESOLVED by Majority that the Interim Minutes of the Planning Committee held on 25<sup>th</sup> November 2019 be accepted as true and accurate records of the proceedings. [Proposed Cllr Mrs Biscoe; Seconded Cllr Ms Page] Cllr Mrs Ellenbroek abstained as she had not been present at the meeting.

**1343.8 To receive the Town Clerk's Report**

A report had been circulated prior to the meeting. Councillors were each provided with a hard copy of the Protocol for the conducting of List 2 visits. Cllr Mrs Ellenbroek pointed out paragraph 5 of the policy and reminded those present that they should make contact with the relevant Divisional Member and, if necessary, request that they speak with the Planning Officer for advice rather than contacting them directly.

The Clerk further advised that PA19/02080 would be considered by the Cornwall Council Planning Committee on 16<sup>th</sup> December. Cllr Reeve would attend the meeting on behalf of Redruth Town Council and make contact with the Police to ask for their input. The Clerk would apply for Cllr Ms Reeve to speak at the meeting, make enquiries to find out which Councillors would be sitting on the Committee for the meeting and circulate the statement previously read out by Cllr Ms Reeve. Councillors were asked to advise Cllr Ms Reeve if they thought there was anything else she should raise (in addition to that already discussed) and lobby the Committee members. It was suggested that Hideaway 77 be mentioned to demonstrate how a large amount of money had been invested because parties were aware of existing problems with antisocial behaviour and the resultant vulnerable young people visiting.

**1343.9 Correspondence**

1343.9.1 *Decision Notice Schedule*

The schedule was noted by Members.

1343.9.2 *Enforcement Notice Schedule*

The schedule was noted by Members.

1343.9.3 *Licensed Premises Schedule*

The schedule was noted by Members.

1343.9.4 *Cornwall Council –Hingston Down Farm and Local Council Conference*

The correspondence was noted by Members.

1343.9.5 *Cornwall Council – PA19/09267, Grylls and Paige Solicitors, Bank House, West End*

The correspondence was noted by Members.

**Chairman**



**REDRUTH TOWN COUNCIL – PLANNING SCHEDULE**

**ANNEX A**

All references for PA19/ unless otherwise stated

**Meeting: 9<sup>th</sup> December 2019**

<b>REF NO</b>	<b>CC REF</b>	<b>SITE</b>	<b>PROPOSAL</b>	<b>DECISION</b>
<b>LIST 1</b> Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Biscoe]				
<b>LIST 2</b>				
NIL				

**Redruth Town Council**  
**Town Clerks Report – Planning Committee**  
**Meeting Date: 14<sup>th</sup> January 2020**

<b>Ser No</b>	<b>Item</b>	<b>Action</b>	<b>Response</b>
1343.8	PA19/02080 – Gwelheans, 1 Alma Place	To be considered by Cornwall Council Planning Committee on 16 <sup>th</sup> December	Redruth Town Council represented at Committee meeting by Cllr Reeve. Application refused by Cornwall Council Planning Committee.

**Planning Committee**

**Meeting 14<sup>th</sup> January 2020**

**Decision Notice Schedule**

**All references for PA19 unless otherwise stated**

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1280.3.1.5	10075 (PA18)	RS Berry Autospray Bodyworks, 1 Coach Lane	Retrospective: retention of replacement chimney	RESOLVED by Majority to Recommend for Approval	Withdrawn
1325.3.1.2	05593	5 Pond Lane	Erection of a detached annex in the garden to provide accommodation for family/carer (Re-submission of expired approved application PA15/02516	RESOLVED by Majority to Recommend for Approval	Approved
1327.6.1.1	06259	Gwel An Nans, Tolgus Place	Outline planning consent for the construction of dwelling with some matters reserved, except the point of access	RESOLVED by Majority to Recommend for Refusal on the grounds: (i) that the plans represent isolated development in open countryside; (ii) of potential impact on the World Heritage Site area and (iii) of concerns that the existing access is not appropriate for a permanent dwelling	Refused
1334.3.1.4	08776	2 Plain An Gwarry	Construct two storey and single storey extension and replace existing flat roof utility extension	Unanimously RESOLVED to Recommend for Approval	Approved
1338.6.1.6	08943	Lilly Cottage, 15 Treskerby	Construction of a detached self-build infill dwelling	Unanimously RESOLVED to support the application	Approved

1315.6.1.1	04869	85 Fore Street	Proposed change of use from bank to bakery/café/takeaway	Unanimously RESOLVED to Recommend for Approval	Approved
1315.6.1.2	04870	85 Fore Street	Advertising consent to new shop front and signage	Unanimously RESOLVED to Recommend for Approval	Approved
1334.3.1.1	07976	Endsleigh, West Trewirgie Road	Demolition of single storey dilapidated garage and lean to shed and erection of new single storey garage and shed	Unanimously RESOLVED to Recommend for Approval	Approved
1338.6.1.5	08904	Land South of Ashcroft, Buller Hill	Application for permission in principle for a new single storey detached dwelling	Unanimously RESOLVED to support the application	Refused
1343.6.1.1	09948	Penventon Park Hotel, West End	Non material amendment in relation to decision notice number PA17/09273 relating to amendments to road levels, plot locations, alterations to landscaping areas, lowering of ceiling/ridge heights, removal of cladding from gable elevations and providing locations of electric/gas boxes for each dwelling	Unanimously RESOLVED to support the application	Approved
1302.6.1.9	02080	Gwellheans, 1 Alma Place	Change of use of building from offices (B1.a Use Class benefitting from a prior notification decision to convert into 7no. residential flats) to 12 bedroom house in multiple occupation residential use	Unanimously RESOLVED to Recommend for Refusal on the grounds of the adverse impact that the increased intensity of residential use will have on the existing neighbours, particularly when compared to a family dwelling or a smaller number of units. We feel it is overdevelopment and in addition there has been no provision made for suitable parking/bike storage or refuse storage	Refused

1338.6.1.3	08893	9 Tremore Road	Construction of detached dwelling with variation of conditions 2 and 3 in respect of decision PA16/10216	Unanimously <b>RESOLVED</b> not to support the application. Redruth Town Council refers you to its previously stated concerns in relation to this site, namely: (i) overdevelopment; (ii) overlooking; (iii) reduction of light; (iv) poor access and (v) limited parking	Approved
1338.6.1.4	08897	Land North of Sycamore Farm Cottages, Sparnon Gate	Construction of a detached self-build dwelling to round off the existing settlement and alterations to existing vehicle access	Unanimously <b>RESOLVED</b> to support the application	Approved
1338.6.1.1	03402	Treleigh Cottage, Treleigh	Extension to provide Physical Rehab Unit Phase 4 – revised proposal to approved PA17/04480	Unanimously <b>RESOLVED</b> to support the application	Approved
1338.6.1.2	07133	43 South Park	Porch and conservatory to front of property	Unanimously <b>RESOLVED</b> to support the application	Approved

TPO / TCA Apps - an application for works to trees within a Conservation Area. The Officers have decided not to place a Tree Preservation Order on the tree and therefore the works can be carried out.

CAADs and LUs - Certificate of Appropriate Alternative Development and Lawful Use applications

**Planning Committee**

**Meeting 14<sup>th</sup> January 2020**

**Enforcement Notice Schedule**

**EN19 unless otherwise stated**

Date	CC REF	SITE	NATURE
NIL			

**REDRUTH TOWN COUNCIL PLANNING COMMITTEE**  
**LICENSED PREMISES SUBMISSIONS FOR:**

**Tuesday 14<sup>th</sup> January 2020**

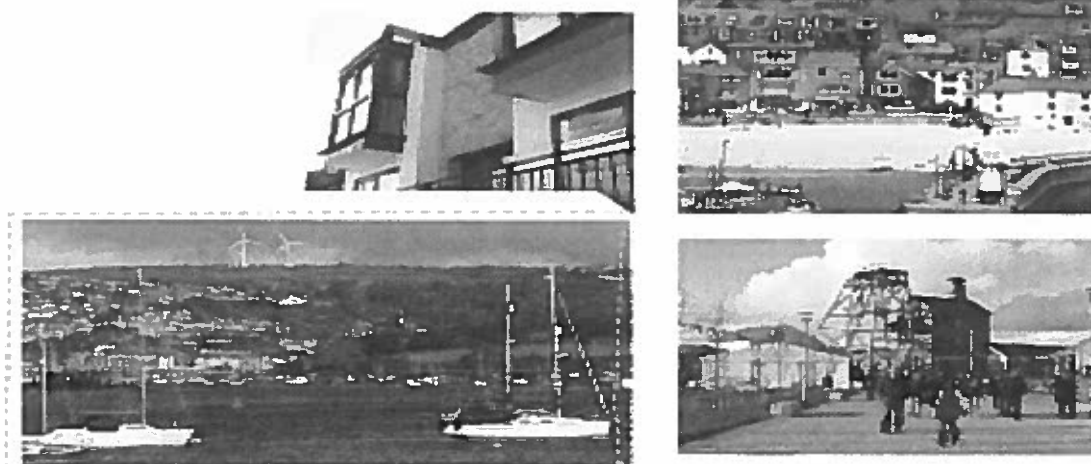
<b>Ser No</b>	<b>License No</b> <i>(All L119/ unless otherwise stated)</i>	<b>Details</b>
NIL		

# Neighbourhood Planning

Update • December 2019

## Quick links

- [Current Consultations](#)
- [Government Legislation](#)
- [Toolkit and guide notes](#)
- [Other Information](#)
- [Town, Parish & City Council Online Mapping](#)



## Welcome to the Neighbourhood Planning e-bulletin for December 2019

This month, we have had one neighbourhood plan formally submitted and a number of plans will be going to referendum in 2020. Don't forget we have our NDP Surgeries in January 2020 and there is still time to book a slot.

There is information in the bulletin about the new community Infrastructure Levy Index rate that will be applied to the adopted CIL rates from 1<sup>st</sup> January 2020 and new practice guidance has been published on biodiversity in planning.

We would like to wish you all a merry Christmas.

Neighbourhood Planning Team

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)



## Neighbourhood Planning Surgeries

The next round of Neighbourhood Planning surgeries will be held in January 2020. This will provide Steering Groups with an opportunity to speak to Neighbourhood Planning officers about any queries and be provided with some guidance on the development of their plan.

Each steering group can book a 45 minute slot, which will need to be booked in advance. There will be an opportunity to speak to officers from other services within Cornwall Council if you book well in advance, and subject to officer availability.

If you are interested in attending one of the surgeries please e-mail the Neighbourhood Planning Team at [Neighbourhoodplanning@cornwall.gov.uk](mailto:Neighbourhoodplanning@cornwall.gov.uk).

The next round of surgeries will be held on the following dates, between 9am and 4pm:

- Tuesday 14<sup>th</sup> January 2020- Dolcoath Offices, Camborne
- Friday 10<sup>th</sup> January 2020 - Pydar House, Truro
- Friday 17<sup>th</sup> January - Penwinnick House, St Austell
- Monday 20<sup>th</sup> January - Chy Trevail, Bodmin
- Tuesday 28<sup>th</sup> January - Luxstowe House, Liskeard
- Thursday 23<sup>rd</sup> January - St John's Hall, Penzance

## Neighbourhood Planning in Cornwall

**137**

### Town and Parish Councils submitted Designation Applications

**125**

### Designated Areas

This includes 5 cluster Neighbourhood Plans where two or more parishes are working together.

**53**

### Pre-Submission Consultations held

St Eval, Quethiock, Roseland Peninsula, St Ives, St Cleer, Bude-Stratton, St Minver Parishes, Rame Peninsula, Roche, Mevagissey, Gwinnear-Gwithian, Feock, Withiel, North Hill, South Hill, St Erth, Liskeard, Falmouth, Lanlivery, Lanreath, St Mewan, Crantock, Hayle, Landrake and St Erney, Newquay, Lanner, Wadebridge with Egloshayle and St Breock, Illogan, Lostwithiel, Luxulyan, Polperro and Lansallos, St Agnes, Landulph, St Stephens by Launceston, Gwennap, Crowan, Chacewater, St Erme, Fowey, St Enoder, Looe, St Cleer, Ludgvan, Lezant, St Clement, St Endellion, Camelford, Saltash, Lanteglos by Fowey, Calstock, Deviock, Porthleven, Budock

## Designations:

From the 1<sup>st</sup> October 2016, local authorities no longer need to publish designation applications and consult people who live, work or carry out business in the area as long as the application is in conformity with the parish boundary as set out in the Neighbourhood Planning Regulations 2012/16 5A (3).

Cornwall Council will continue to consult statutory organisations when designation applications are submitted. A report will be collated providing initial information and guidance from these organisations to support town or parish councils during the early stages of developing their Neighbourhood Plan.

Camborne Town Council have designated their Neighbourhood area.

## Strategic Environmental Assessment Screening (SEA):

Tywardreath and Par NDP is currently being screened for SEA.

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#### Plan Proposals Submitted

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro and Kenwyn, St Minver Parishes, Bude-Stratton, Roche, Rame Peninsula, Gwinear-Gwithian, North Hill, South Hill, Lanreath, Feock, Mevagissey, St Erth, Withiel, Liskeard, St Mewan, Crantock, Hayle, Lanlivery, Landrake with St Erney, Newquay, Lanner, Polperro and Lansallos, Illogan, Lostwithiel, St Agnes, Chacewater, Luxulyan, Landulph, Crowan, St Stephen by Launceston, Fowey, Gwennap, St Erme, St Eoder, Lezant, Ludgvan, Falmouth, St Clement, Camelford, St Cleer, St Endellion

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#### Examinations held

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro and Kenwyn, St Minver Parishes, Roche, Bude-Stratton, Rame Peninsula, Gwinear – Gwithian, North Hill, Lanreath, South Hill, Feock, Withiel, St Mewan, Mevagissey, Crantock, Hayle, St Erth, Liskeard, Landrake with St Erney, Lanlivery, Polperro and Lansallos, Lanner, Lostwithiel Illogan, Newquay, Landulph, St Agnes, Luxulyan, Crowan, Chacewater, St Erme, St Stephen by Launceston Rural, Gwennap, Fowey, St Eoder, Lezant

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#### Referendums held

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro & Kenwyn, St Minver Parishes, Roche Bude-Stratton, Rame Peninsula, North Hill

## Pre-Submission Consultation:

There are currently no pre-submission consultations.

## Plan Proposals Statutory Consultation:

St Cleer NDP statutory consultation will run between 5<sup>th</sup> December 2019 and 30<sup>th</sup> January 2020 due to the Christmas period.

Camelford NDP statutory consultation will run between 14<sup>th</sup> November and 9<sup>th</sup> January 2020 due to the Christmas period.

## Examination:

Falmouth NDP is currently at examination. The Independent examiner is Andrew Ashcroft.

St Clement NDP is currently at examination. The independent examiner appointed is Deborah McCann.

Ludgvan NDP is currently at examination. The independent examiner appointed is John Slater.

## Referendum:

Fowey, Lezant and St Enoder NDP's have been successful at examination. The Referendum's will be held in 2020.

Gwennap NDP Referendum has been postponed until 2020.

## Made Neighbourhood Plans:

Chacewater NDP is made and the implementation date is 5<sup>th</sup> November 2019.

St Stephen by Launceston Rural NDP is made and the implementation date is 28<sup>th</sup> November 2019.

Gwinear-Gwithian, North Hill, Lanreath, South Hill, Feock, Withiel, St Mewan, Mevagissey, Crantock, Hayle, St Erth, Liskeard, Landrake with St Erney, Lanlivery, Polperro & Lansallos, Lanner, Lostwithiel, Newquay, Illogan, Landulph, Luxulyan, St Agnes, Crowan, Chacewater, St Erme, St Stephen by Launceston Rural

**35**

### Made Plans

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro and Kenwyn, Bude – Stratton, Rame Peninsula, Roche, St Minver Parishes, Gwinear-Gwithian, North Hill, South Hill, Lanreath, Feock, Withiel, St Mewan, Crantock, Hayle, St Erth, Mevagissey, Liskeard, Landrake with St Erney, Lanlivery, Polperro & Lansallos, Lostwithiel, Lanner, Newquay, Illogan, Landulph, Luxulyan, St Agnes, Crowan, St Erme, Chacewater, St Stephen by Launceston Rural

For more information or if you would like to contact us please email the [Neighbourhood Planning Team](#).

### Neighbourhood Planning Toolkit links

- [Neighbourhood Planning in Cornwall](#)
- [Neighbourhood Development Plan Proposals](#)
- [Neighbourhood Planning Examinations and Referendums](#)
- [Neighbourhood Planning Guide Notes and Template](#)

## Toolkit and Guidance Notes

We have a number of [guidance notes](#) and templates available on the toolkit. The following guidance has been updated:

- [Neighbourhood Planning and Heritage](#) – new
  - [Principal Residence Policies](#) – example policy updated September
  - [Pre-submission Consultation](#) updated November
  - [Dark Night Sky Guidance](#) - new
  - [Sustainability Check guidance and report template](#) – new word document
  - [Climate Change](#)
  - [Environment – Understanding the environmental baseline and plan context](#)
  - [Do we need to review our Neighbourhood Development Plan](#)
  - [How to get the most out of your Neighbourhood Plan](#) – appendix 1 added
  - [Funding and Support](#) includes updates on Locality funding
  - [What can Neighbourhood Plans do – Topics Analysis](#)
- [Templates](#)
- [Neighbourhood Development Plan Template](#) – updated November

## Useful web links

- [My Community](#)
- [Neighbourhood Planning Bill](#)
- [Cornwall Local Plan](#)
- [Neighbourhood Planning Roadmap Guide](#)
- [Neighbourhood Planning Regulations](#)
- [National Planning Policy Framework](#)
- [Upfront bulletin](#)
- [Cornwall Community Network Area](#)

## Government Legislation

### CIL Update – New CIL Index rate from 1 January

In line with the CIL Regulations, as updated in September 2019, a new CIL Index rate will be applied to the adopted CIL rates with effect from 1 January 2020. Application of indexation means that rates will increase by 5% from 1 January. These new rates (set out in the table below) will be applied to any planning permissions granted, or CIL liable permitted development which commences, during the calendar year of 2020. Information on the new rates and how they have been calculated is set out in the Annual CIL Rate Summary which is available on the Councils website at [www.cornwall.gov.uk/cil](http://www.cornwall.gov.uk/cil). The adopted CIL Charging Schedule should still be referred to for guidance.

Type of Development	Planning Use Class	Zone	Rate £sqm (all sites 1-5 dwellings, and sites of 6-10 not in a DRA/AONB)	Rate £sqm (all sites 1-5 dwellings, and sites of 6-10 in a DRA/AONB)
<b>Housing</b>	C3 & C4	1	£420.13	£210.06
		2	£210.06	£105.03
		3	£105.03	£63.02
		4	£105.03	£36.76
		5	£0.00	£0.00
<b>Sheltered/Extra Care Housing</b>	C3 & C4	All	£0.00	£0.00
<b>Strategic Sites</b>	C3 & C4	All	£0.00	£0.00

## Other Information

### Biodiversity in Planning Practice Guidance

A Biodiversity in Planning Practice Guidance has been produced by the Royal Institute of Town Planning in partnership with the Partnership for Biodiversity in Planning. The guidance provides an overview of the main obligations and opportunities to promote biodiversity through the planning system with information on the key challenges relating to biodiversity and the current statutory duties and guidance that should be addressed. It offers practical pointers to support the integration of biodiversity into local policy, practice and individual development schemes through good practice examples. The document is available on the [toolkit](#).

Some of the information on this bulletin is taken from the Locality